

BPO Form

Cain & Company Real Estate
PO BOX 66643, Houston, TX 77266
 1(800) 685-7708

B&B Funding, LLC
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Phone: (866) 533-6600
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Date Ordered: 11/26/2019 5850 Thrush

Subject Property Address:

Street: 6203 Overdale
 Zip: 77087

City: Houston

State: TX

OWNER'S NAME	Currently Listed? NO	Previous DOM	Previous LP	Current LP	Listing Company
Yolanda Johnson	No	0			
Recommended inspections:			Property Type	Vacant / Occupied	Condition
Roof, termites plumbing and electrical are needed because of age and signs of deferred maintenance with a history of flooding in area.			SFR	Occupied	Average
Neighborhood trend					
Dev/					
COMMENTS ON SUBJECT'S CONDITION: Area is undergoing drainage work after flooding from Harvey and Imelda, some new development, house in fair to average condition. Noticed window units so maybe no central A/C and roof seemingly 15 years.					

SUBJECT PROPERTY

6203 Overdale St

Sq. Ft.	#Units	#Rooms	Bed	Bath	Bsmt (%fin)	Garage	Lot Size	Yr. Built
2292	1	7	4	2		2	7452	1955

USE COMPS LESS THEN 6 MONTHS OLD (IF IMPRACTICAL, LESS THAN 12 MONTHS)

Comparable Sales		Sq. Ft.	#Units	#Rooms	Bed	Bath	Bsmt (%fin)	Garage	Lot Size	Yr. Built
#1	<u>5850 Thrush</u>	1270	1	5	3	2	0	2	7020	1959
#2	<u>6038 Belmark Street</u>	1150		5	3	1	0	1	6300	1955
#3	<u>6171 Lyndhurst Drive</u>	1980	1	6	4	3	0	1	7150	1950
	Prox. To Subj. (blks/miles)	Owner	Finance Type	Condition	Broker inspected	Sale Date	DOM	Original LP	LP at Sale	Sale \$\$
#1	.7		Cash	Fair	N	9/18/2019	18	55000	35000	54000
#2	.5		Cash	Fair	N	9/26/2019	43	74900	65000	59850
#3	.5		Cash	Fair	N	8/22/2019	117	128000	89000	57850
Comparable Listings		Sq. Ft.	#Units	#Rooms	Bed	Bath	Bsmt (%fin)	Garage	Lot Size	Yr. Built
#1	<u>6403 Hironel Street</u>	2648	1	6	4	3	0	0	7128	1955
#2	<u>6406 Hironel Street</u>	1534	1	5	4	2	0	0	7128	1956
#3	<u>6303 Reed Road</u>	2500	1	5	4	2	0	0	7260	1950
	Prox. To Subj. (blks/miles)	Owner	Finance Type	Condition	BROKER INSPECTED	List Date	DOM	Original LP	Current LP	
#1	.2	REO	Cash	Poor	No	10/7/2019	85	126500	113900	
#2	.2	Conv		Fair	No	8/29/2019	30	125000	125000	
#3	.6	Conv	Conv	Good	No	11/5/2019	42	219500	199950	

MARKET VALUES SHOULD BE BASED ON A 60 DAY MARKETING

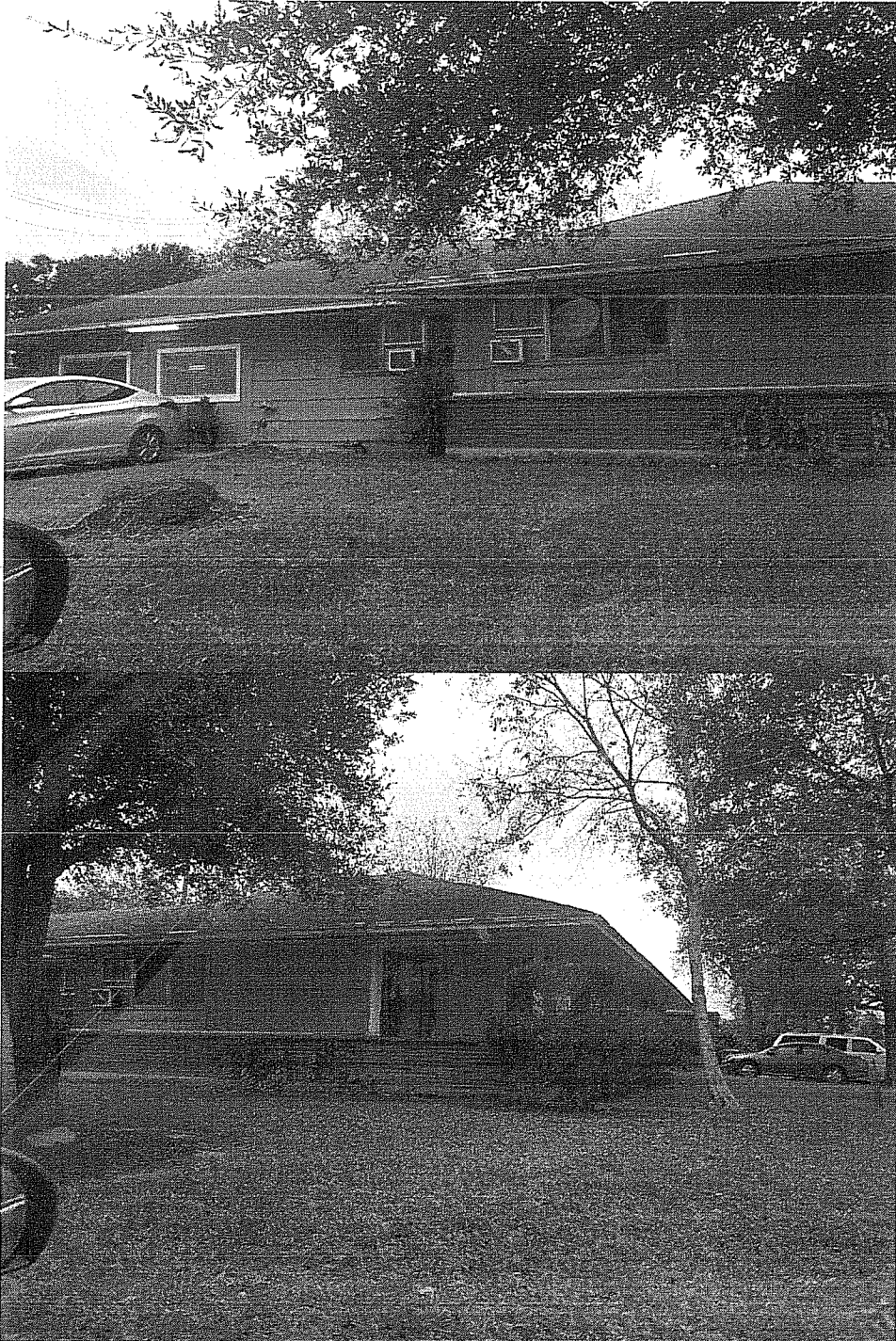
AS IS QUICK SALE VALUE:	109000	Suggest AS IS List Price	125000
Repaired Value	154000	Suggest REPAIRED List Price	162000

ATTACH PHOTOS TO A SEPARATE SHEET

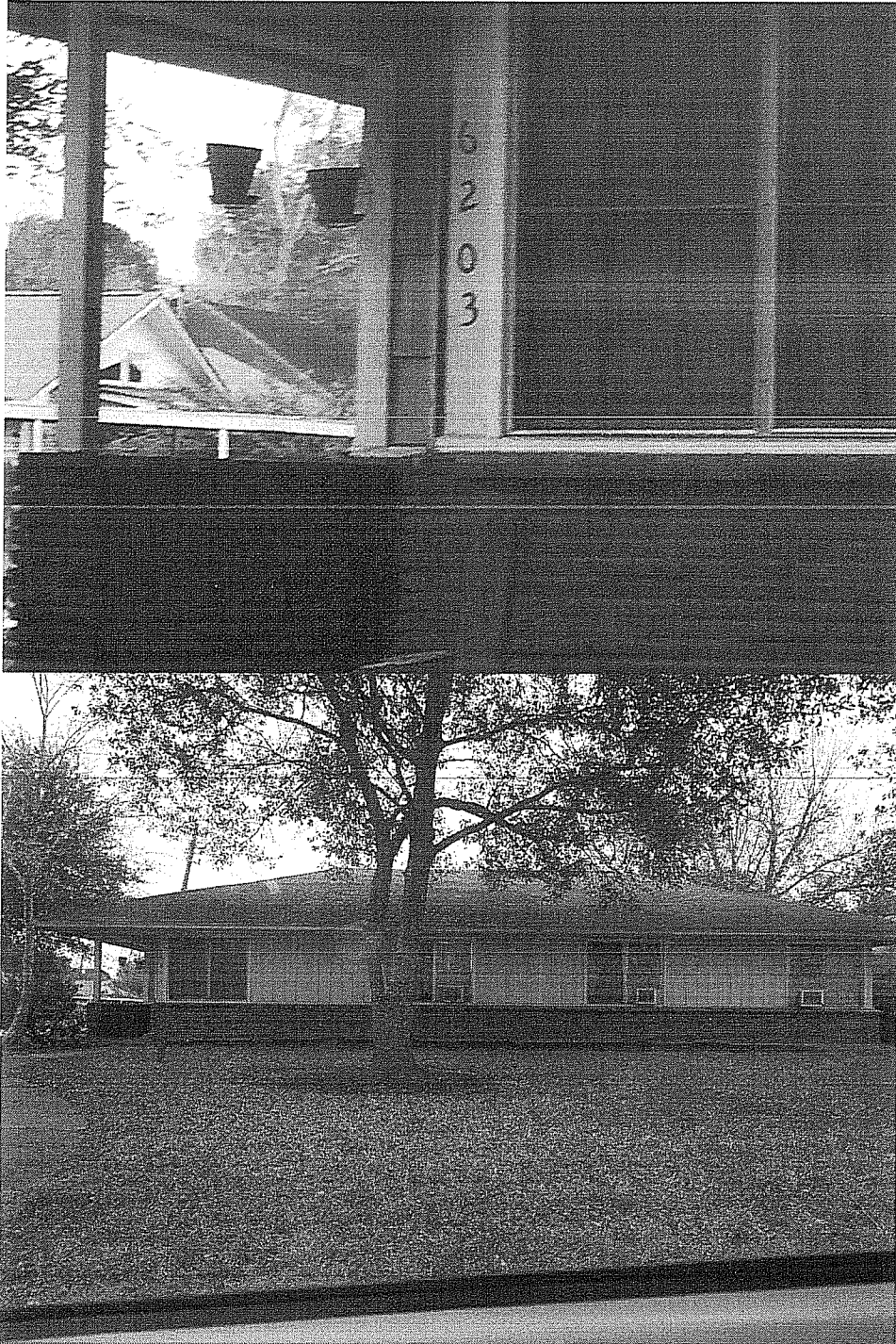
BPO

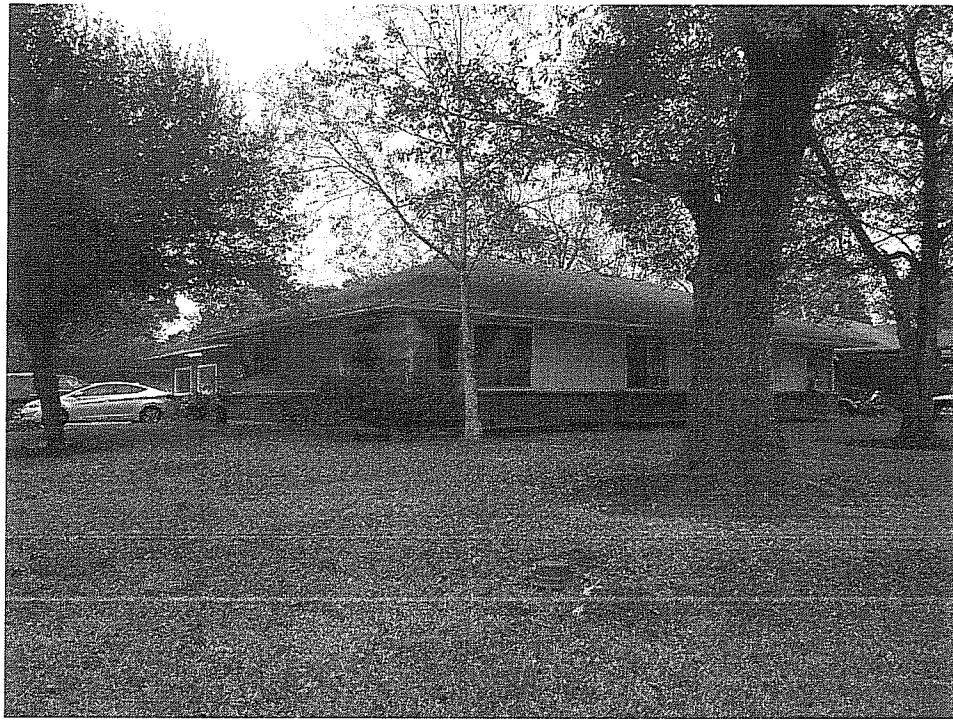
Photos:
Please paste photos

Property on corner lot
Side

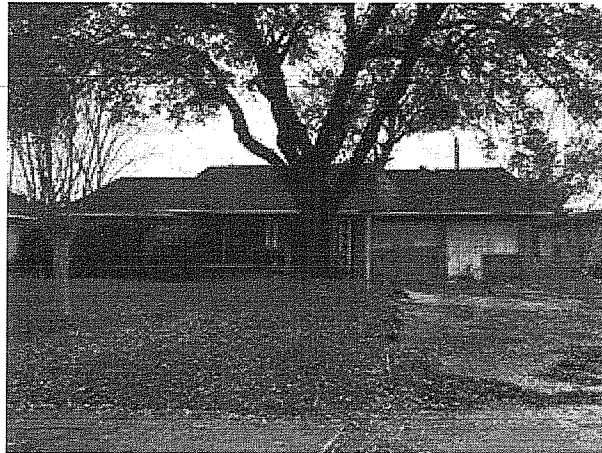


Address Verification





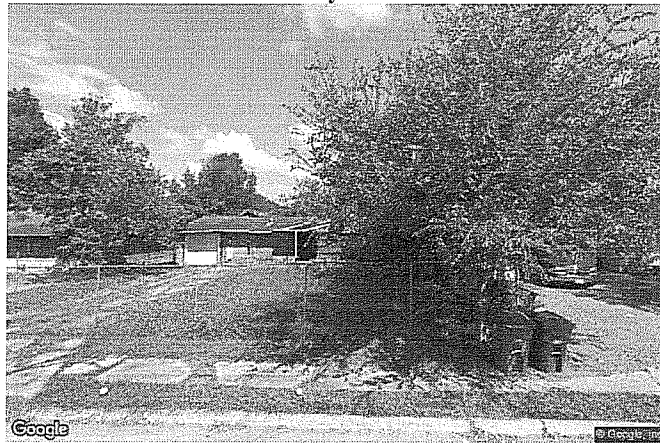
SOLD COMPS
Sold 1 5850 Thrush



Sold 2
6028 Belmark



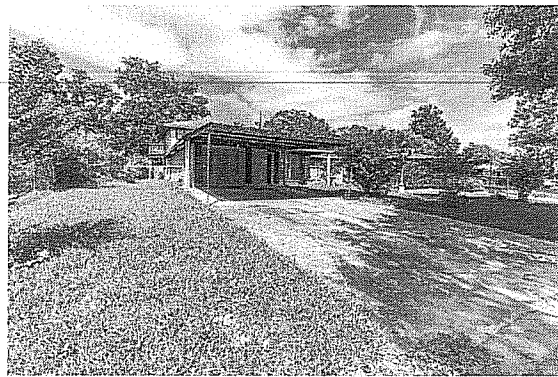
Sold 3
6167 Lyndhurst



LISTING COMPS

List 1

6403 Herondel



List 2
6406 Herondel



List 3

6303 Reed

